

VILLAGE OF BURR RIDGE
INDIVIDUAL SITE GRADING PLAN CHECKLIST

Subdivision: _____ Lot: _____ Date: _____
 Address: _____ Reviewed By: _____

- ☐ Label all building setback lines.
- ☐ Show actual front, rear, and side yard setbacks.
- ☐ Top of foundation elevation shall match approved Subdivision Plans, as reasonably as possible.
- ☐ Show all home dimensions, including jogs/offsets.
- ☐ Label proposed and existing contours.
- ☐ Show existing contours a minimum of 10 feet onto adjacent properties.
- ☐ Proposed contours must match existing contours at property lines (unless lot is not yet built on).
- ☐ Show all rear and side yard swales and high point/break point elevations.
- ☐ Finished grade needs to be lower than T/F; 6 inches (0.5 feet) exposed.
- ☐ Need minimum 6 inches of pitch away from building in first 10 feet.
- ☐ Maximum ground slope is 4:1. Minimum ground slope is 2%.
- ☐ Label location of B-Box. Must be in public parkway and not located in easements or in driveway pavement. 1-1/2 inch water service is required.
- ☐ Label driveway width (maximum 22 feet at property line). Total of all driveway widths cannot exceed 36 feet, as measured at property line.
- ☐ Label driveway slope (maximum 12% grade), preferred range 3% to 8%.
- ☐ Label water service and sanitary service lines (10 foot minimum separation required—show dimensions/length).
- ☐ Locate and label top of foundation of adjacent lots (if there are no existing structures, give proposed T/F).
- ☐ Driveways must be 2 feet clear of lot lines.
- ☐ Retaining walls cannot exceed 3 feet height, unless terraced (3 foot face-to-face).
- ☐ Retaining walls must be 2 feet clear of lot lines.
- ☐ Back of public sidewalk should be 1 foot offset from right-of-way.
- ☐ Sidewalk is 5 inches thick, 5 feet wide, on 2 inch aggregate. Sidewalk through driveway is 7 inches thick on 2 inch aggregate.
- ☐ Elevation of top of curb to sidewalk, sidewalk should be higher by 0.4 feet, to front of walk. Walk to have a 2% (1.2 inches) cross pitch toward street.
- ☐ Manholes and utilities should be located on survey; label elevations.
- ☐ Show location and size of trees (may be provided on separate sheet).
- ☐ Show and label erosion control and snow fence around entire perimeter of work area on lot; include detail of erosion control and snow fence.
- ☐ Show all downspout and sump pump discharge locations, as well as any associated pipe/drainage improvements.
- ☐ Show air conditioning units with year-round landscape screening.
- ☐ Stamp and signature of a registered Professional Land Surveyor or a registered Professional Engineer.
- ☐ The date, license number, and license expiration date shall be indicated.
- ☐ **Architects' House Plans and proposed Individual Site Grading Plan must be coordinated to match.**